

GILLESPIE FIELD DEVELOPMENT COUNCIL  
AUGUST 15, 2006

AGENDA ITEM # 05

GKN AEROSPACE CHEM-TRONICS, INC.  
LEASE AMENDMENTS

**BACKGROUND**

The manufacturing business currently known as GKN Aerospace Chem-tronics, Inc. (Chem-tronics) owns land on the corner of Cuyamaca Street and Bradley Avenue and has four land leases with the County in the Gillespie Field industrial park. Two of these leases are due for a rental adjustment.

**PROPOSED LEASE AMENDMENTS**

The proposed amendments will modify several lease provisions, clarify the terms, and incorporate updated standard lease language. The proposed revisions will redefine the lease term of County Contract No. 71871R, update "hazardous materials" provisions in both leases, and add "stormwater" language,

New Base Monthly Rent:

The monthly rent will be increased to \$18,929.81 for County Contract No. 70619R and to \$17,370.48 for County Contract No. 71871R. The amendments will modify the frequency and method of calculating Cost of Living Adjustments to the rent and re-schedule the intervals between rental rate renegotiations to nine years.

**RECOMMENDED MOTION**

"Gillespie Field Development Council recommends that the Board of Supervisors approve lease amendments to two leases (County Contracts No. 70619R and No. 71871R) between the County of San Diego and GKN Aerospace Chem-tronics, Inc."